

023.0

0005

0022.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
767,100 / 767,100

APPRaised:

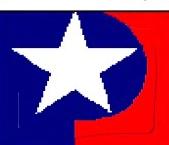
767,100 / 767,100

USE VALUE:

767,100 / 767,100

ASSESSED:

767,100 / 767,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		COTTAGE AVE, ARLINGTON

OWNERSHIP

Owner 1:	BARTASH RUSSELL J/ETAL	Unit #:	
Owner 2:	BARTASH SANDRA		
Owner 3:			

Street 1: 21 COTTAGE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,465 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1994, having primarily Vinyl Exterior and 1953 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4465		Sq. Ft.	Site		0	80.	1.24	1									443,160						443,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4465.000	323,100	800	443,200	767,100		15566
							GIS Ref
							GIS Ref
							Insp Date
							07/21/17

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
767,100 / 767,100USE VALUE:
767,100 / 767,100ASSESSED:
767,100 / 767,100

Entered Lot Size

Total Land:

Land Unit Type:

!1940!

PRINT

Date	Time
------	------

12/10/20 17:28:39

LAST REV

Date	Time
------	------

08/22/17 08:20:42

ekelly	
--------	--

1940	
------	--

ASR Map:	
----------	--

Fact Dist:	
------------	--

Reval Dist:	
-------------	--

Year:	
-------	--

LandReason:	
-------------	--

BldReason:	
------------	--

CivilDistrict:	
----------------	--

Ratio:	
--------	--

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
---------	-----------	------	------	-----------	------------	---	-----	-------	-------

CALNAN ROBERT F	24808-443		8/25/1994		178,400	No	No	Y	
-----------------	-----------	--	-----------	--	---------	----	----	---	--

ACTIVITY INFORMATION

Date	Result	By	Name
------	--------	----	------

7/21/2017	MEAS&NOTICE	HS	Hanne S
-----------	-------------	----	---------

9/30/1999	Mailer Sent		
-----------	-------------	--	--

9/30/1999	Measured	263	PATRIOT
-----------	----------	-----	---------

3/17/1995		PM	Peter M
-----------	--	----	---------

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 05 - Garrison				Full Bath: 1	Rating: Average												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1994	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3						
Avg Ht/FL: STD				Phys Cond: AV - Average	15.	%		Additions:									
Prim Int Wall: 1 - Drywall				Functional:		%		Kitchen:									
Sec Int Wall:		%		Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors: 4 - Carpet	25%			Total:	15.2	%		Heating:									
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				General:	1	6	3						
Subfloor:				Basic \$ / SQ: 135.00													
Bsmnt Gar:				Size Adj.: 1.35000002				COMPARABLE SALES									
Electric: 3 - Typical				Const Adj.: 1.00749993				Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2 - Typical				Adj \$ / SQ: 183.617													
Int vs Ext: S				Other Features: 68185													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 380995													
% Com Wall		% Sprinkled:		Depreciation: 57911					Juris. Factor:		Before Depr:	183.62					
				Depreciated Total: 323084					Special Features:	0	Val/Su Net:	145.93					
									Final Total:	323100	Val/Su SzAd	234.47					
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0005-0022.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1994	0.00	T	20	101					
7	Pool A-C	D	Y	1	18	A	AV	1994	54.86	T	20	101			800		800
More: N	Total Yard Items:	800	Total Special Features:		Total:	800											
IMAGE AssessPro Patriot Properties, Inc																	